Planning Commission Date: February 11, 2004 Item No. *3

MILPITAS PLANNING COMMISSION AGENDA REPORT

Category: Public Hearing Report prepared by: Staci Pereira

Public Hearing: Yes: __X__ No: _____

Notices Mailed On: 1/30/04 Published On: 1/29/04 Posted On: 1/30/04

TITLE:	**USE PERMIT AMENDMENT NO. UA2003-23 AND "S" ZONE APPROVAL AMENDMENT NO. SA2003-166:**
Proposal:	Request to add four (4) additional panel antennas to an existing telecommunications site located behind the building parapet.
Location:	1101 Cadillac Court (APN 22-38-020)
RECOMMENDATION:	**Approval with conditions**
Applicant:	Nextel Communications, Attention: Richard Tang, 1255 Treat Blvd., Suite 800, Walnut Creek, CA 94597
Property Owners:	Randy Walters, 1740 Technology Drive, Suite 150, San Jose, CA 95110 SPK Industrial Portfolio LLC, Property Tax Department (#13780), PO Box A-3879, Chicago, IL 60690
Previous Action(s):	"S" Zone Approval and amendments, use permit
Environmental Info:	Exempt
General Plan Designation:	Industrial Park
Present Zoning:	Industrial Park "MP" District
Existing Land Use:	Industrial Business Park
Agenda Sent To:	Applicant and owners (all noted above)
Attachments:	Plans, photosimulations, wireless site maps, telecommunications questionnaire, power density study
PJ No.	2362

BACKGROUND

On July 22, 1992, the Planning Commission approved an "S" Zone Approval for construction of a 100,000 square foot manufacturing/warehouse building. Subsequent associated approvals included "S" Zone Approval Amendments for landscaping and signs. On January 12, 2000, the

#3

Planning Commission approved Use Permit No. 1531 and an "S" Zone Approval Amendment for the installation of 8 panel antennas behind a new fiberglass parapet and associated equipment cabinet on the ground at the west side of the building.

Site Description

The subject site is located immediately east of Highway 880, south of Dixon Landing Road and west of N. Milpitas Blvd. The subject site and the surrounding properties are zoned "Industrial Park" and are developed with office and R&D industrial uses. Other uses in the neighboring area include multi-family residential to the northeast and single and one- and two-family residential areas to the east and south.

THE APPLICATION

The Use Permit Amendment application is submitted pursuant to Section 57.02-15.1 (telecommunications antenna facility as a conditional use) and the "S" Zone Approval Amendment is pursuant to Section 42.10-2 (Applications for modifications or amendment) of the Milpitas Zoning Ordinance.

Project Description

The applicant is requesting to install 4 new panel antennas to the existing telecommunication facility located at the subject site, for a total of 12 Nextel antennas. The new antennas would reside behind a proposed 5-foot high fiberglass parapet at the southeast corner of the building, which would match the existing parapets at the northwest and southwest corners of the building. The antennas would be connected to the existing mechanical equipment cabinet located along the east side of the building, and therefore no new equipment is proposed.

Conformance with the General Plan

The proposed project complies with the City's General Plan in terms of Policy 2.a-I-7. The proposed project provides a service that supports surrounding businesses, which can assist in expanding employment, facilitating communications and promoting business retention. In addition to supporting local businesses, the telecommunications facility also supports Milpitas residents and I-880 travelers.

Conformance with the Zoning Ordinance

The project complies with the City's Zoning Ordinance, which allows for telecommunications facilities as conditional uses in all zoning districts. As previously mentioned, this facility will support local businesses, especially those intended in the Industrial Park District, such as research, professional and distribution facilities and uses.

Conformance with the "S" Zone Combining District

The project complies with the "S" Zone Combining District in that the minor building modification is attractive and harmonious with the subject building and adjacent ones. The new panel antennas would be mounted behind a 5-foot fiberglass parapet that will assist in screening the antennas from public view. In addition, the new parapet would match two others on the same

#3

building, as well as a similar parapet feature on adjacent buildings. The new panels would be connected to an existing equipment cabinet that matches the building. Staff concludes that no adverse visual impacts would result from the proposed project.

ISSUES

Community Impact

The project is not anticipated to create any adverse impacts to surrounding land uses, in terms of traffic, parking, noise, odors or radio frequency emissions. Antenna sites are unmanned, and once installed, only require maintenance and repairs as needed, therefore no impacts on traffic or parking are anticipated. In addition, the antennas do not generate any noise and the associated equipment proposed within the existing cabinet at the rear of the building is not going to be expanded and is not anticipated to create any noise impacts. Also, no odors are associated with this type of telecommunications facility.

Radio Frequency Emissions

In terms of radio frequency emissions, the Federal law preserves the City's authority to regulate the placement, construction, and modification of personal wireless service facilities (47 U.S.C. 332((c)(7)(A).) However, federal law does impose a limitation on this authority in the area of radio frequency (RF) emissions. The City is prohibited by federal law from regulating the placement, construction, and modification of personal wireless service facilities on the basis of the environmental effects of RF emissions to the extent the facilities comply with the Federal Communications Commission's (FCC) regulations concerning such emissions. (47 U.S.C. 332(c)(7)(B)(iv).

FCC Guidelines. The FCC has established guidelines that place limits on human exposure to RF fields generated by personal wireless service facilities. These guidelines have been endorsed by the U.S. Environmental Protection Agency and the Food and Drug Administration. The FCC requires all personal wireless facilities to comply with these guidelines.

City Requirements. The City, however, may still verify that applicants are in compliance with the FCC's guidelines. Therefore, the City requires applicants applying for use approval for any telecommunications device to submit a power density report. This report is reviewed by the City's Telecommunications Advisory Commission to ensure compliance with the FCC's guidelines. To the extent that an applicant's facilities, as proposed, are not in compliance with the FCC's guidelines, the City may require the applicant to make appropriate modifications to the facilities to ensure compliance.

Telecommunications Commission Review

The City's Telecommunications Commission's review of this antenna project was not necessary since the four new antennas have the same technology as the eight others that have been approved and installed by the same carrier at the subject site. The Commission's standard conditions of approval, such as emergency shut-down signage, will be carried forward on this project in order to ensure continued compliance with the FCC guidelines.

*3

Conformance with CEQA

The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 ("Existing Facilities"—"... permitting, ... licensing ... of existing ... private structures ... involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination") of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION

Close the Public Hearing. Approve Use Permit Amendment No. UA2003-23 and "S" Zone Approval Amendment No. SA2003-166 based on the Findings and Special Conditions of Approval listed below.

FINDINGS

1. The proposed project complies with the City's General Plan in terms of Policy 2.a-I-7 in that it provides a service that supports surrounding businesses, which can assist in expanding employment, facilitating communications and promoting business retention.

2. The project complies with the City's Zoning Ordinance in that it allows for telecommunications facilities as conditional uses in all zoning districts and that it will support local businesses in the Industrial Park District.

3. The project complies with the "S" Zone Combining District in that the minor building modification is attractive and harmonious with the subject building and adjacent ones and no adverse visual impacts would result from the proposed project.

4. The project is not anticipated to create any adverse impacts to surrounding land uses, in terms of traffic, parking, noise, odors or radio frequency emissions, or to the public health, safety and general welfare.

5. The proposed project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities) of the State CEQA Guidelines.

SPECIAL CONDITIONS

1. This Use Permit No. UA2004-23 approval is for the installation of four (4) telecommunications antennas mounted behind a new fiberglass parapet on the southeast corner of the existing building, as shown on the approved plans dated February 11, 2004. No new mechanical equipment is approved, as the existing equipment facilities will be utilized. Any modifications to the conditions of approval require Planning Commission approval of an amendment to this Use Permit and a public hearing. (P)

*#3

2. This "S" Zone Approval Amendment No. SA2003-166 approval is for the installation of a new 5-foot tall fiberglass building parapet that matches the building materials and colors, as depicted on the approved plans dated February 11, 2004 and as modified by the conditions within this approval. No exterior or visible modifications to the existing mechanical equipment cabinet on the west side of the building are approved. (P)

3. Prior to building permit issuance, the plans shall indicate the existing building's materials and colors and the proposed parapets materials and colors. (P)

4. Prior to building permit issuance, as required by the Telecommunication Commission, the plans shall indicate the location to be labeled for the hazard with a sign approved for location and content by the Fire Department. (F)

5. If at the time of application for building permit there is a project job account balance due to the City for recovery of review fees, review of permits will not be initiated until the balance is paid in full. (P)

6. If at the time of application for a certificate of occupancy there is a project job account balance due to the City for recovery of review fees, a certificate of occupancy shall not be issued until the balance is paid in full. (P)

7. This use shall be conducted in compliance with all appropriate local, state, and federal laws and regulations and in conformance with the approved plans. (P)

(P) = Planning Division

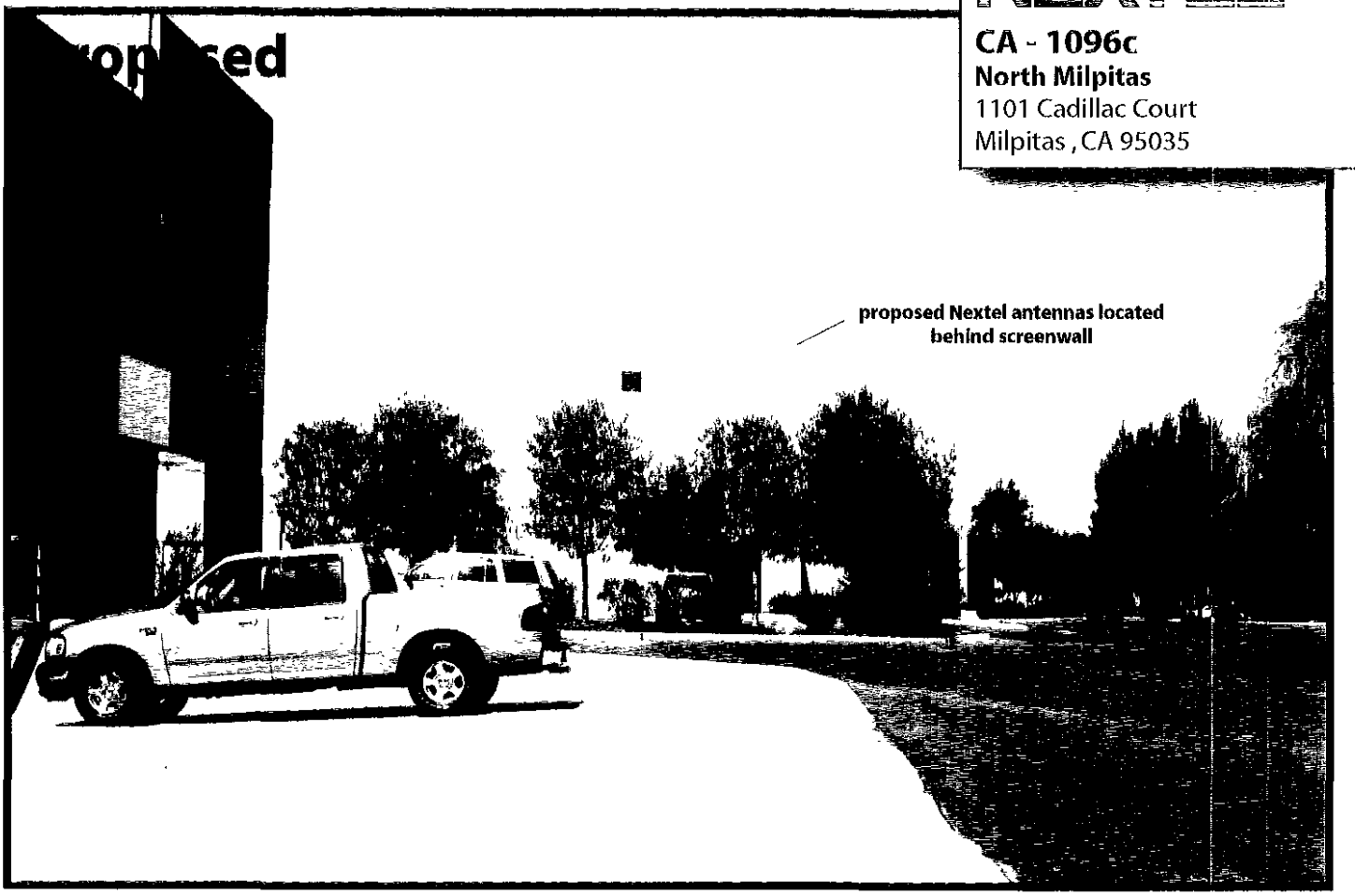
(F) = Fire Department

View looking north at site

*3

NEXTEL

CA - 1096c
North Milpitas
1101 Cadillac Court
Milpitas , CA 95035



Nextel Communications
1255 Treat Boulevard, Suite 800, Walnut Creek, CA 94597

Nextel Site: CA-1096/N. Milpitas
1101 Cadillac Court
Milpitas, CA 94025
APN: 022-38-019

Project Description

APPLICANT'S OBJECTIVE

Pursuant to the City of Milpitas Zoning Ordinance, Nextel seeks to amend Use Permit Number 1531 and "S" Zone Amendment on January 12, 2000, that established the use of a wireless communication facility located at 1101 Cadillac Court.

PROJECT DESCRIPTION

In order to provide improved clear and consistent mobile communications service to the City of Milpitas and along Highway 880, Nextel proposes to install four (4) additional panel antennas on the southeast corner of the building behind a new fiberglass screen wall, making for a total of twelve (12) panel antennas on the roof of the building. The new fiberglass screen wall will be identical to the two existing ones on the northwest and southwest corner.

ENVIRONMENTAL IMPACTS

The project is considered exempt under the California Environmental Quality Control Act (CEQA) under Section 15303, Class 3, New Construction or Conversion of Small Structures. Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures.

HUMAN HEALTH

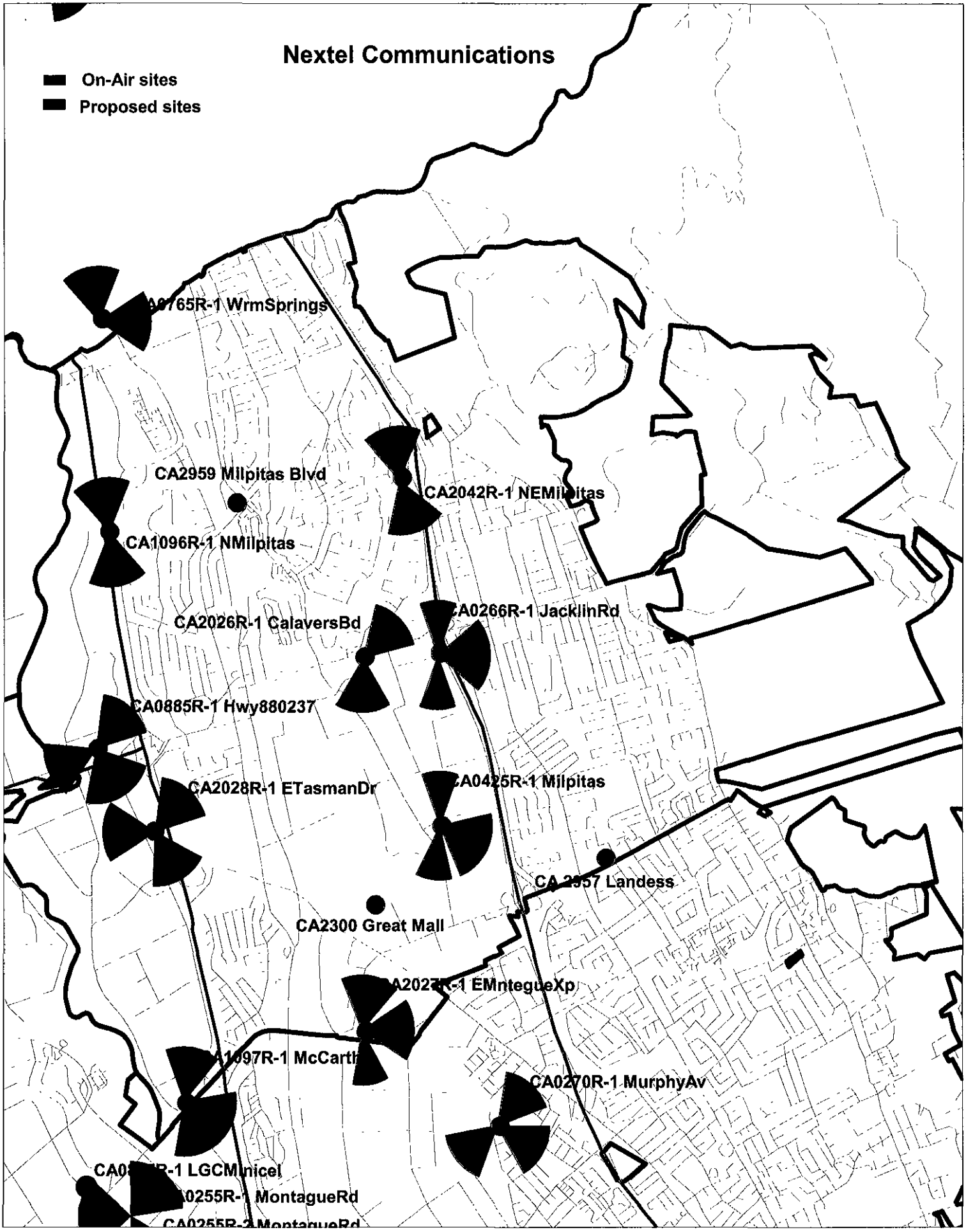
The energy emitted from Nextel's wireless facility continues to be well below or within the parameters established by the Federal Communications Commission (FCC). It is also well below the emission standards established by the American National Standards Institute (ANSI C95.1-1982) and the Institute of Electrical and Electronic Engineers (ANSI/IEEE C-95.1-1992), and will not present any hazard to individuals.

CONCLUSION

The proposed modification of Nextel's facility at 1101 Cadillac Court will afford optimum radio signal coverage from a single site for user who live and work in the City of Milpitas. With the proposed modification to Nextel's facility, the site will remain consistent to the

development standards contained within the City's Zoning Ordinance. By concealing the four (4) panel antennas behind the proposed fiberglass screen wall, the facility would be completely screened from public view. The proposed modification at the subject site will be such that the locations, size, design and operating characteristics will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood. Furthermore, the proposed use will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, nor will it represent a unique, unusual, or visual product.

- The proposed facility will not, in any way, endanger the public health, safety, morals or general welfare of the City of Milpitas.


Nextel Communications
On-Air sites
Proposed sites
A0765R-1 WrmSprings
CA2959 Milpitas Blvd
CA2042R-1 NEMilpitas
CA1096R-1 NMilpitas
CA2026R-1 CalaversBd
CA0266R-1 JacklinRd
CA0885R-1 Hwy880237
CA2028R-1 ETasmanDr
CA0425R-1 Milpitas
CA 2957 Landess
CA2300 Great Mall
A2023R-1 EMntegueXp
A1097R-1 McCarth
CA0270R-1 MurphyAv
CA0 R-1 LGCMnicel
0255R-1 MontagueRd
CA0255R-2 MontagueRd

Nextel Communications • SMR Base Station No. CA-1096C
1101 Cadillac Court • Milpitas, California

Statement of Hammett & Edison, Inc., Consulting Engineers

The firm of Hammett & Edison, Inc., Consulting Engineers, has been retained by Nextel Communications, a wireless telecommunications carrier, to evaluate its base station (Site No. CA-1096C) located at 1101 Cadillac Court in Milpitas, California, for compliance with appropriate guidelines limiting human exposure to radio frequency ("RF") electromagnetic fields.

Prevailing Exposure Standards

The U.S. Congress requires that the Federal Communications Commission ("FCC") evaluate its actions for possible significant impact on the environment. In Docket 93-62, effective October 15, 1997, the FCC adopted the human exposure limits for field strength and power density recommended in Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements ("NCRP"). Separate limits apply for occupational and public exposure conditions, with the latter limits generally five times more restrictive. The more recent Institute of Electrical and Electronics Engineers ("IEEE") Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz," includes nearly identical exposure limits. A summary of the FCC's exposure limits is shown in Figure 1. These limits apply for continuous exposures and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

The most restrictive thresholds for exposures of unlimited duration to radio frequency energy for several personal wireless services are as follows:

Personal Wireless Service	Approx. Frequency	Occupational Limit	Public Limit
Personal Communication ("PCS")	1,950 MHz	5.00 mW/cm^2	1.00 mW/cm^2
Cellular Telephone	870	2.90	0.58
Specialized Mobile Radio	855	2.85	0.57
[most restrictive frequency range]	30–300	1.00	0.20

General Facility Requirements

Base stations typically consist of two distinct parts: the electronic transceivers (also called "radios" or "cabinets") that are connected to the traditional wired telephone lines, and the passive antennas that send the wireless signals created by the radios out to be received by individual subscriber units. The transceivers are often located at ground level and are connected to the antennas by coaxial cables about 1 inch thick. Because of the short wavelength of the frequencies assigned by the FCC for wireless services, the antennas require line-of-sight paths for their signals to propagate well and so are installed at some height above ground. The antennas are designed to concentrate their energy toward the

horizon, with very little energy wasted toward the sky or the ground. Along with the low power of such facilities, this means that it is generally not possible for exposure conditions to approach the maximum permissible exposure limits without being physically very near the antennas.

Computer Modeling Method

The FCC provides direction for determining compliance in its Office of Engineering and Technology Bulletin No. 65, "Evaluating Compliance with FCC-Specified Guidelines for Human Exposure to Radio Frequency Radiation," dated August 1997. Figure 2 attached describes the calculation methodologies, reflecting the facts that a directional antenna's radiation pattern is not fully formed at locations very close by (the "near-field" effect) and that the power level from an energy source decreases with the square of the distance from it (the "inverse square law"). The conservative nature of this method for evaluating exposure conditions has been verified by numerous field tests.

Site and Facility Description

Based upon information provided by Nextel, including drawings by RPR Architects, dated October 7, 2003, it is proposed to add four new Andrew Model DB844H65-XY directional antennas to the existing eight antennas, to be mounted behind a new fiberglass screen wall above the roof of the building located at 1101 Cadillac Court in Milpitas. The new antennas would be mounted at an effective height of about 33 feet above ground, 6 feet above the roof, and would be oriented toward 80°T. The maximum effective radiated power in any direction would be 450 watts, representing nine channels operating simultaneously at 50 watts each. There are reported no other wireless telecommunications base stations installed nearby.

Study Results

The maximum ambient RF level anywhere at ground level due to the proposed Nextel operation is calculated to be 0.0068 mW/cm^2, which is 1.2% of the applicable public exposure limit. The maximum level at the second floor elevation of any of the nearby homes* is 0.63% of the limit. It should be noted that these results include several "worst-case" assumptions and therefore are expected to overstate actual power density levels from the proposed operation. Areas on the roof of the subject building may exceed the applicable exposure limit.

Recommended Mitigation Measures

It is recommended that the roof of the building be kept locked, so that the Nextel antennas are not accessible to the general public. To prevent occupational exposures in excess of the FCC guidelines, no

* Based on Mapquest aerial photograph.

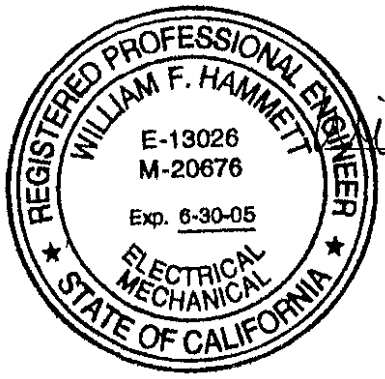
access within 3 feet of the Nextel transmitting antennas themselves, such as might occur during building maintenance activities, should be allowed while the base station is in operation, unless other measures can be demonstrated to ensure that occupational protection requirements are met. Posting explanatory warning signs† at roof access location(s) and at the screen in front to the antennas, such that the signs would be readily visible from any angle of approach to persons who might need to work within that distance, would be sufficient to meet FCC-adopted guidelines. Such measures should be in place already for the existing antennas at the site.

Conclusion

Based on the information and analysis above, it is the undersigned's professional opinion that the base station modifications proposed by Nextel at 1101 Cadillac Court in Milpitas, California, can comply with the prevailing standards for limiting human exposure to radio frequency energy and, therefore, need not for this reason cause a significant impact on the environment. The highest calculated level in publicly accessible areas is much less than the prevailing standards allow for exposures of unlimited duration. This finding is consistent with measurements of actual exposure conditions taken at other operating base stations.

Authorship

The undersigned author of this statement is a qualified Professional Engineer, holding California Registration Nos. E-13026 and M-20676, which expire on June 30, 2005. This work has been carried out by him or under his direction, and all statements are true and correct of his own knowledge except, where noted, when data has been supplied by others, which data he believes to be correct.



William F. Hammett, P.E.

November 25, 2003

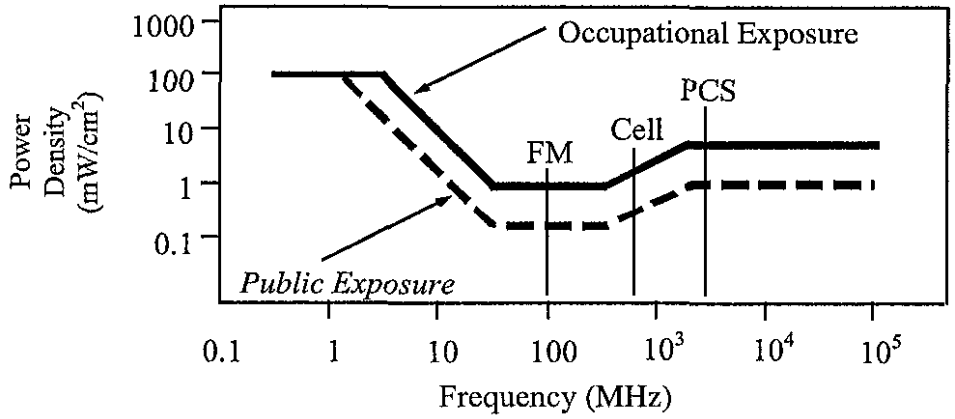
† Warning signs should comply with ANSI C95.2 color, symbol, and content conventions. In addition, contact information should be provided (e.g., a telephone number) to arrange for access to restricted areas. The selection of language(s) is not an engineering matter, and guidance from the landlord, local zoning or health authority, or appropriate professionals may be required.

FCC Radio Frequency Protection Guide

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health.

As shown in the table and chart below, separate limits apply for occupational and public exposure conditions, with the latter limits (in *italics* and/or dashed) up to five times more restrictive:

Frequency	Electromagnetic Fields (f is frequency of emission in MHz)					
Applicable Range (MHz)	Electric Field Strength (V/m)		Magnetic Field Strength (A/m)		Equivalent Far-Field Power Density (mW/cm^2)	
0.3 – 1.34	614	*614*	1.63	*1.63*	100	*100*
1.34 – 3.0	614	*823.8/f*	1.63	*2.19/f*	100	*180/f^2*
3.0 – 30	1842/ f	*823.8/f*	4.89/ f	*2.19/f*	900/ f^2	*180/f^2*
30 – 300	61.4	*27.5*	0.163	*0.0729*	1.0	*0.2*
300 – 1,500	$3.54\sqrt{f}$	*$1.59\sqrt{f}$*	$\sqrt{f}/106$	*$\sqrt{f}/238$*	f/300	*f/1500*
1,500 – 100,000	137	*61.4*	0.364	*0.163*	5.0	*1.0*



Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits, and higher levels also are allowed for exposures to small areas, such that the spatially averaged levels do not exceed the limits. However, neither of these allowances is incorporated in the conservative calculation formulas in the FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) for projecting field levels. Hammett & Edison has built those formulas into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radio sources. The program allows for the description of buildings and uneven terrain, if required to obtain more accurate projections.

RFR.CALC™ Calculation Methodology
Assessment by Calculation
of Compliance with Human Exposure Limitations

The U.S. Congress required (1996 Telecom Act) the Federal Communications Commission ("FCC") to adopt a nationwide human exposure standard to ensure that its licensees do not, cumulatively, have a significant impact on the environment. The FCC adopted the limits from Report No. 86, "Biological Effects and Exposure Criteria for Radiofrequency Electromagnetic Fields," published in 1986 by the Congressionally chartered National Council on Radiation Protection and Measurements, which are nearly identical to the more recent Institute of Electrical and Electronics Engineers Standard C95.1-1999, "Safety Levels with Respect to Human Exposure to Radio Frequency Electromagnetic Fields, 3 kHz to 300 GHz." These limits apply for continuous exposures from all sources and are intended to provide a prudent margin of safety for all persons, regardless of age, gender, size, or health. Higher levels are allowed for short periods of time, such that total exposure levels averaged over six or thirty minutes, for occupational or public settings, respectively, do not exceed the limits.

Near Field. Prediction methods have been developed for the near field zone of panel (directional) and whip (omnidirectional) antennas, typical at wireless telecommunications cell sites. The near field zone is the distance from an antenna before which the manufacturer's published, far field antenna patterns have formed; the near field is assumed to be in effect for increasing D until three conditions have been met:

$$1)\ D > \frac{2h^2}{\lambda} \qquad 2)\ D > 5h \qquad 3)\ D > 1.6\lambda$$

where h = aperture height of the antenna, in meters, and
λ = wavelength of the transmitted signal, in meters.

The FCC Office of Engineering and Technology Bulletin No. 65 (August 1997) gives this formula for calculating power density in the near field zone about an individual RF source:

$$\text{power density}\quad S = \frac{180}{\theta_{BW}} \times \frac{0.1 \times P_{net}}{\pi \times D \times h}, \quad \text{in } mW/cm^2,$$

where θ_{BW} = half-power beamwidth of antenna, in degrees, and
P_{net} = net power input to the antenna, in watts.

The factor of 0.1 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates the distances to the FCC public and occupational limits.

Far Field. OET-65 gives this formula for calculating power density in the far field of an individual RF source:

$$\text{power density}\quad S = \frac{2.56 \times 1.64 \times 100 \times RFF^2 \times ERP}{4 \times \pi \times D^2}, \quad \text{in } mW/cm^2,$$

where ERP = total ERP (all polarizations), in kilowatts,
RFF = relative field factor at the direction to the actual point of calculation, and
D = distance from the center of radiation to the point of calculation, in meters.

The factor of 2.56 accounts for the increase in power density due to ground reflection, assuming a reflection coefficient of 1.6 (1.6 x 1.6 = 2.56). The factor of 1.64 is the gain of a half-wave dipole relative to an isotropic radiator. The factor of 100 in the numerator converts to the desired units of power density. This formula has been built into a proprietary program that calculates, at each location on an arbitrary rectangular grid, the total expected power density from any number of individual radiation sources. The program also allows for the description of uneven terrain at the site, to obtain more accurate projections.

NEXTEL®

of California

SPECIALIZED MOBILE RADIO FACILITY

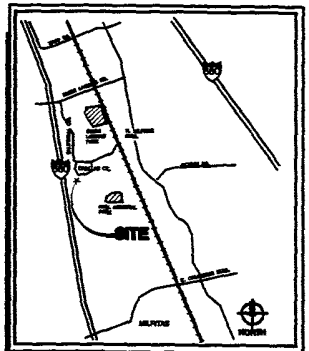
RECEIVED

DEC 1 2 2003

CITY OF MILPITAS
PLANNING DIVISION

SITE NAME:
NORTH MILPITAS

SITE NUMBER:
CA-1096C

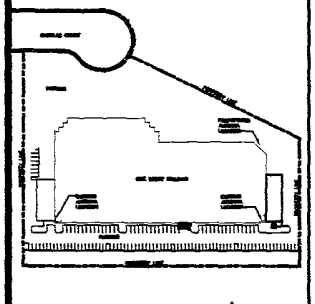


VICINITY MAP NO SCALE

1. ACCESSIBILITY REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS REQUIREMENTS ARE NOT REQUIRED IN ACCORDANCE WITH THE CALIFORNIA STATE ADMINISTRATIVE CODE, PART 2, TITLE 24, SECTION 1108B.3.4.2, EXCEPTION 1.

GENERAL NOTES

NOTE:
FOR DETAILED SITE INFORMATION
SEE SHEET C-1



PLOT PLAN NO SCALE

PROJECT MANAGER
NEXTEL COMMUNICATIONS
1255 TREAT BLVD. STE 800
WALNUT CREEK CA 94597
Contact: RICHARD TANG
925. 279-2464

ARCHITECT
RPR ARCHITECTS
1624 Telegraph Avenue
Oakland, CA 94612
(510) 272-0654
Contact: Michael Perkocha

SURVEYOR
EVANS SURVEYS INC.
420 Union Ave.
Fairfield, CA 94533
Phone (707)426-4709
Fax (925)426-6348
Contact: CHUCK EVANS

CONSULTANT TEAM

SITE NAME:	NORTH MILPITAS
SITE NUMBER:	CA-1096C
SITE ADDRESS:	1101 Cadillac Court Milpitas, CA 94025
OWNER:	EQUITY OFFICE PROPERTIES 1740 TECHNOLOGY DR STE 150 SAN JOSE, CA 95110
APPLICANT:	NEXTEL OF CALIFORNIA dba NEXTEL COMMUNICATIONS 1255 TREAT BLVD. STE 800 WALNUT CREEK, CA 94597 (925) 279 2464 Contact: RICHARD TANG
LEGAL DESCRIPTION:	FOR LEGAL DESCRIPTION OF THIS PROPERTY, SEE DRAWING C-1.
APN:	022-38-019
CURRENT ZONING:	M-P
BUILDING CODES:	1997 UMC, UPC – 1998 CALIFORNIA BUILDING CODE
OCCUPANCY:	B-2
CONSTRUCTION:	V-N W/SPRINKLER

PROJECT SUMMARY

SHEET NO.	DESCRIPTION
T-1	TITLE SHEET
C-1	CIVIL ENGINEERING PLANS
A-1	SITE PLAN & PLAN AT SHELTER
A-2	ELEVATIONS AND DETAILS

SHEET INDEX

RPR ARCHITECTS
1624 Telegraph Avenue
Oakland - California 94612-2811
Tel 510 272 0654 - Fax 510 444 8279

NEXTEL of California
dba NEXTEL COMMUNICATIONS
1255 TREAT BLVD
WALNUT CREEK, CA 94597
OFFICE: (925) 279-2300

CA-1096C
NORTH MILPITAS
1101 CADILLAC CT.
MILPITAS, CA 95035
SANTA CLARA COUNTY

APN: 022-38-019

CURRENT ISSUE DATE
09/23/03
ISSUED FOR:
PLANNING SUBMITTAL

APPROVALS
CONSTR MANAGER: _____ DATE: ____
LEASING MANAGER: _____ DATE: ____
ZONING MANAGER: _____ DATE: ____
RF ENGINEER: _____ DATE: ____
LANDLORD: _____ DATE: ____

PROJECT NUMBER
200000.GS

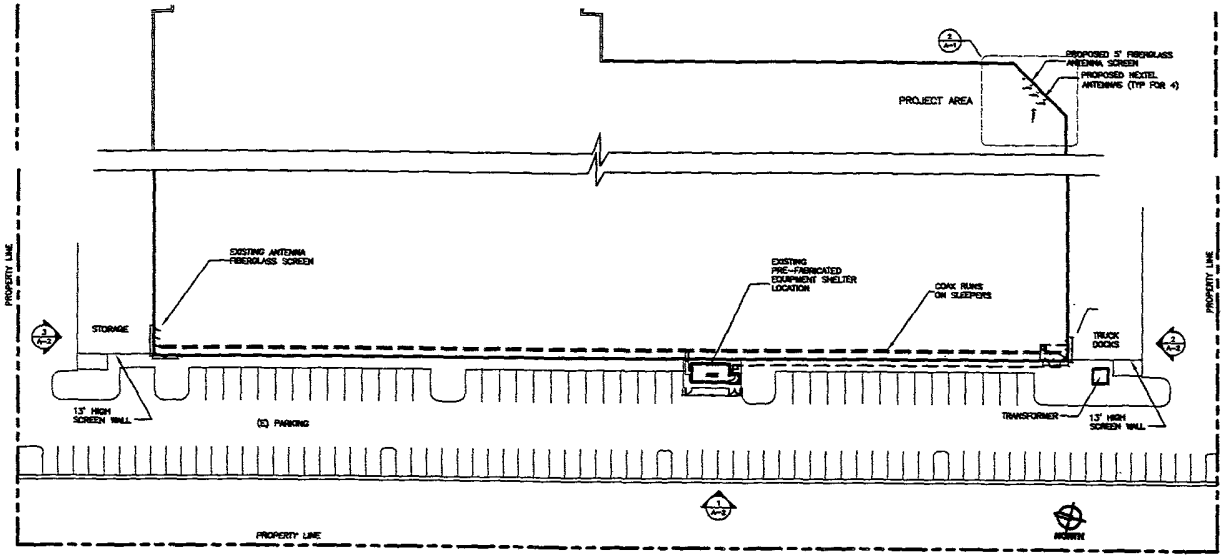
DRAWN BY	CHECKED BY
MRP	TER

NO.	DATE	ISSUE
1	10/07/03	REVIEW
2	10/20/03	Zoning

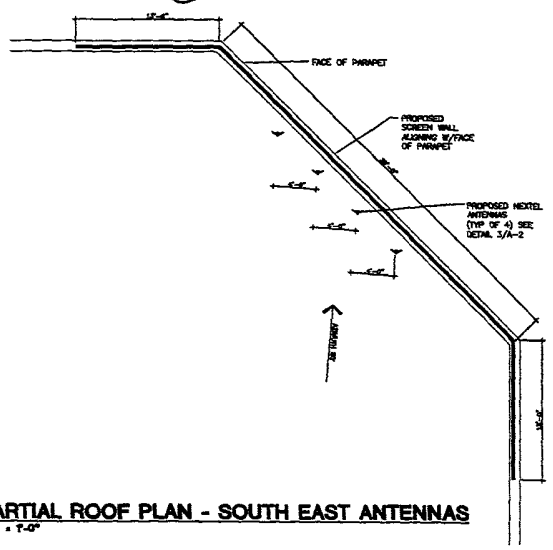
SHEET TITLE
TITLE SHEET

SHEET NUMBER
T-1

RPR JOB NO. 200000.GS



1 / A-1 **PARTIAL SITE PLAN**
1" = 30'-0"



2 / A-1 **PARTIAL ROOF PLAN - SOUTH EAST ANTENNAS**
3/16" = 1'-0"

RPR ARCHITECTS
1624 Telegraph Avenue
Oakland - California 94612-2811
Tel 510 272 8654 - Fax 510 444 6279

NEXTEL of California
dba NEXTEL COMMUNICATIONS
1255 TREAT BLVD
WALNUT CREEK, CA 94597
OFFICE: (925) 279-2300

CA-1098C
NORTH MILPITAS
1101 CADILLAC CT.
MILPITAS, CA 95035
SANTA CLARA COUNTY

APN: 022-38-019

CURRENT ISSUE DATE:
09/23/03
ISSUED FOR:
PLANNING SUBMITTAL

APPROVALS

CONSTN MANAGER: _____ DATE: _____
LEASING MANAGER: _____ DATE: _____
ZONING MANAGER: _____ DATE: _____
RF ENGINEER: _____ DATE: _____
LANDLORD: _____ DATE: _____

PROJECT NUMBER
200000.03

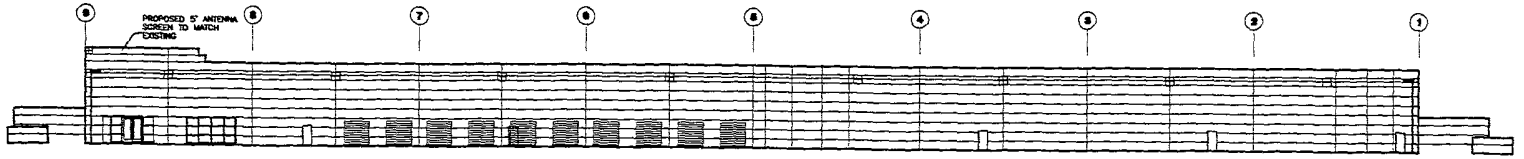
DRAWN BY	CHECKED BY
MRP	TER

NO.	DATE	ISSUE
1	10/07/03	REVIEW
2	10/20/03	Zoning

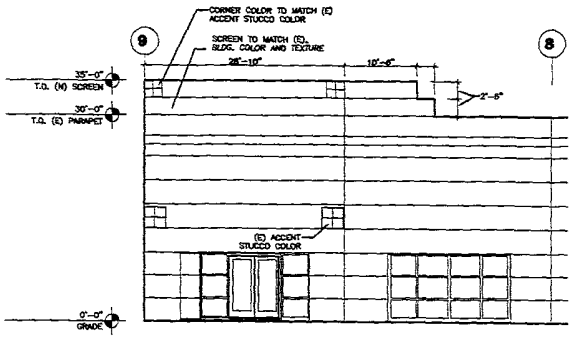
SHEET TITLE
SITE PLAN AND PARTIAL PLANS

SHEET NUMBER
A-1

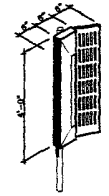
RPR JOB NO: 200000.03



1 / A-2 **BUILDING EAST ELEVATION**
1" = 20'-0"



2 / A-2 **CORNER SCREEN ELEVATION**
1/8"=1'-0"



PANEL ANTENNA – DB844H65

3 / A-2 **PANEL ANTENNA DETAIL**
NTS

RPR ARCHITECTS
1624 Telegraph Avenue
Oakland · California 94612-2811
Tel 510 272 8654 · Fax 510 444 8279

NEXTEL of California
dba NEXTEL COMMUNICATIONS
1258 TREAT BLVD
WALNUT CREEK, CA 94597
OFFICE: (925) 279-2800

CA-1098C
NORTH MILPITAS
1101 CADILLAC CT.
MILPITAS, CA 95035
SANTA CLARA COUNTY

APN: 022-38-019

CURRENT ISSUE DATE:
08/23/03
ISSUED FOR:
PLANNING SUBMITTAL

APPROVALS		
CONSTN MANAGER		DATE
LEASING MANAGER		DATE
ZONING MANAGER		DATE
RF ENGINEER		DATE
LANDLORD		DATE

PROJECT NUMBER	
200000.68	
DRAWN BY	CHECKED BY
MRP	TBR

NO.	DATE	ISSUE
1	10/07/03	REVIEW
2	10/20/03	Zoning

SHEET TITLE
ELEVATIONS AND DETAILS

SHEET NUMBER
A-2

RPR JOB NO.: 200000.68